

Emmert R. Bowlus, a witness of lawful age, produced on behalf of the Plaintiffs, deposes and says as follows:

Q. Will you state your full name, please?

A. Emmert R. Bowlus.

Q. Your address?

A. 100 West Church Street, Frederick, Maryland, - my business address.

Q. And your age?

A. Fifty.

Q. What is your business?

A. Real estate, insurance, auctioneering and appraisal services.

Q. How long have you been in the real estate and appraisal business?

A. I have been in the real estate sales end since 1935, but actually the appraisal work has followed out of that. It has become more extensive in the last ten to fifteen years.

Q. Did you have occasion to inspect the properties of the late Ada H. Miller located on the north side of Washington Street in Middletown and on the west side of Ridge Road at Braddock Heights?

A. Mr. Lohr and I, in company with Mr. Miller and other members of the family, inspected those properties in the Spring of 1960 for the purpose of making a report to the Orphans Court for Frederick County on the pieces of real estate.

Q. You have heard the description of these properties? Is there anything that you care to add concerning the outlines, nature and condition of the properties?

A. I believe not other than to mention - on the Middletown property - it is not in a strictly residential area, because the properties in the back are business properties - the rear of those properties on Main Street, which is not a strict residential area, and does detract from the value of these properties. As far as Ridge Road - that land does slope very sharply away from the level of the main road. In order to make the lots valuable for building